

City Council Introduction: Monday, June 7, 2004
**Joint Public Hearing of the Lincoln City Council
and Lancaster County Board of Commissioners:**
Tuesday, June 15, 2004, 4:00 p.m.

Bill No. 04R-135

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 04012, by the Director of Planning at the request of Peter Katt and Larry Albers, to amend the 2025 Lincoln/Lancaster County Comprehensive Plan to change approximately 200 acres from Industrial and Community Center commercial to Urban Residential and Neighborhood Center commercial, generally located northeast of North 84th Street and Adams Street.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/19/04
Administrative Action: 05/19/04

RECOMMENDATION: Approval (6-0: Carlson Marvin, Taylor, Carroll, Krieser and Bills-Strand voting 'yes'; Larson, Sunderman and Pearson absent).

FINDINGS OF FACT:

1. The staff recommendation of approval is based upon the "Status/Description", "Comprehensive Plan Implications" and "Conclusion" as set forth on p.2-5, finding that while there is a need for employment centers in Lincoln, this site has had infrastructure in place and has been designated as an employment center for seven years without any industrial development.
2. Comments submitted by other departments and agencies are found on p.12-17.
3. The minutes of the Planning Commission hearing and action are found on p.6.
4. There was no testimony in opposition.
5. On May 19, 2004, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 1, 2004

REVIEWED BY: _____

DATE: June 1, 2004

REFERENCE NUMBER: FS\CC\2004\CPA.04012

2004 COMPREHENSIVE PLAN ANNUAL REVIEW

Comprehensive Plan Amendment No. 04012

April 28, 2004

84th and Adams Urban Residential

Applicant	Location	Proposal
Peter Katt for Prairie Homes and Larry Albers for Donald & Geraldine Perry and Jacoby Farms	Northeast of North 84 th Street and Adams Street	Change from Industrial and Community Center commercial to Urban Residential and Neighborhood Center commercial designation.
Recommendation: Approval		

Status/Description

The applicant proposes the following for the approximately 200 acres northeast of N. 84th and Adams Street :

- 1) Change from Industrial to Urban Residential and delete future “employment center.”
- 2) Delete the Community Center commercial designation,

As a result of this application, the Planning Department recommends,

- 3) Add a Neighborhood Center designation approximately 1/4 to 1/2 mile north of Adams on the east side of N. 84th Street.

Comprehensive Plan Implications

1) Deletion of Employment Center

Specifically the Plan states:

“Economic Opportunity

Existing businesses flourish and there are opportunities for new businesses within Lincoln and the incorporated communities. The Plan provides new employment locations and supports retention of existing businesses. (Page F 16)

Residential, commercial, and industrial development takes place in the City of Lincoln and incorporated towns. This ensures that there are convenient jobs and a healthy tax base within the communities to support the public safety, infrastructure and services within the community. (F 16)

Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. (F 18)

Industrial Growth Component

Industrial employment is also judged as an employment sector with clear growth potential for the city and county. Using the employment projections discussed earlier, the Plan foresees the demand for nearly 2,400 acres of additional industrial property over the planning period. The expressed desire has been to seek locations for future industries on land outside of the 100 year floodplain - areas that have traditionally been sites for such uses. (F 37

Commercial and Industrial Development Strategy

The commercial and industrial development strategy presented below seeks to fulfill two notable objectives: (1) the approach is designed to provide flexibility to the marketplace in siting future commercial and industrial locations; while at the same time (2) offering neighborhoods, present and future home owners, other businesses, and infrastructure providers with a level of predictability as to where such employment concentrations might be located. Balancing these two objectives in a meaningful way will require diligence, mutual understanding, and an ongoing planning dialogue. (F 37 -38)

“New light industrial centers should be located in new growth areas of the city.” (Page F 39)

This property was first designated as industrial in November 1996 as a result of Comprehensive Plan Amendment #94-04 to the 1994 Comprehensive Plan. This amendment adopted the N. 84th Street Subarea Plan, which consisted of a land use map and accompanying notes. In 1996 the staff report and notes on the subarea plan noted that “if demand for the employment centers is not realized, these areas would be appropriate for urban residential development.”

Since the designation of this site as an employment center in 1996, the City has added new employment center and industrial use designations at

- N. W. 48th and West O ,
- N. W. 27th Street and Highway 34,
- N. 27th north of I-80 (Stone Bridge Creek),
- N. 98th and O Street,
- S. 40th near Yankee Hill Road,
- S. 33rd and the South Beltway, and
- Highway 77 and West Denton Road

In addition, development is underway at employment centers at:

- Horizon Business Center at S. 14th and Pine Lake Road,
- Landmark Employment Center at N. 33rd and Folkways Blvd.

2) Deletion of Community Center

On page F40 of the Plan states:

Community Centers “may vary in size from 300,000 to nearly a million square feet of commercial space. Typically, new Community Centers will range from 300,000 to 500,000 square feet.” (Page F 45)

Neighborhood Centers typically range in size from 150,000 to 250,000 square feet of commercial space. Existing centers may vary in size from 50,000 to 300,000 square feet. (Page F 46)

There are already three Community Center designated in the Plan in this vicinity: 1) 84th and Holdrege; 2) 84th and O Street and 3) 98th and O Street. The Community Center designation at 84th and Adams was not necessary to serve the needs of this area, but was instead reflecting that the large Employment Center may also include some office and retail use that would be beyond the size of a Neighborhood Center. If the 84th and Adams Community Center is deleted, a new location for this center does not need to be found, due to the proximity to three other Community Centers.

3) Addition of Neighborhood Center

The Plan states about Neighborhood Centers on page F 47 :

“..typically serve the neighborhood level. It is anticipated that there will be one neighborhood center per one square mile of urban use. For areas of less than one square mile, the maximum size of the center will be reduced proportionally.”

This area will be less than a full square mile, but some neighborhood retail uses should be planned for within the new urban residential area. The Plan states that Neighborhood Centers should be identified as development proposals are developed. In this case, since all three property owners have come forward, it is appropriate to determine a general location.

The criteria for Neighborhood Centers from the Plan on page F 47 states that:

“Neighborhood Centers should generally not develop at corners of intersections of two arterial streets due to limited pedestrian accessibility and impact on the intersection - locations 1/4 to 1/2 mile from major intersections are encouraged, particularly if there is to be more than one commercial center within a square mile of urban residential use. There may be circumstances due to topography or other factors where centers at the intersection may be the only alternative.”

A Neighborhood Center on N. 84th St a 1/4 to 1/2 mile north of Adams is the best location in this area south of the Murdock trail. The neighborhood commercial center would be located at the already planned and built access points on N. 84th Street, be adjacent to the non residential uses to the north and west (Events Center and Mahoney Park respectively) and be near the trail and trail overpass to allow a safe pedestrian crossing of 84th Street. It would also provide better spacing from the planned commercial on the south side of Adams Street.

Public Works and Utilities notes that a portion at the northeast part of the proposal will not be able to have sanitary sewer service by gravity until the Stevens Creek trunk line is extended. The Regent Height trunk line built several years ago can provide service to most of the site. A short section of 16 inch main from 81st to 87th Street will be needed to serve this site. That main, plus an extension along Adams to 98th is in the draft CIP for the next few years. Adams Street from 75th to 84th is in the draft CIP for improvement, but east of 84th is not.

Public Works and Utilities and the Lower Platte South Natural Resources District (NRD) also note that the urban residential uses should develop outside of the floodplain area as already designated in the Comprehensive Plan. The NRD is in the process of acquiring easements over the floodplain area between the Murdock and MoPac East trails.

The Parks and Recreation Department notes that a new neighborhood park will be needed in this area and is already designated in the Plan. The park site could potentially be located in the floodplain.

Conclusion

While there is a need for employment centers in Lincoln, this site has had infrastructure in place and has been designated as an employment center for seven years without any industrial development. Since the designation of this

site as an employment center in 1996, the City has added new employment center designations at: N. W. 48th and West O ; N. W. 27th Street and Highway 34; N. 27th north of I-80 (Stone Bridge Creek); N. 98th and O Street; S. 40th near Yankee Hill Road; S. 33rd and the South Beltway; and Highway 77 and West Denton Road. In addition, development is underway at employment centers at Horizon Business Center at S. 14th and Pine Lake Road, and Landmark Employment Center at N. 33rd and Folkways Blvd.

Regrettably, this employment center site has not developed in the past seven years. However, it was noted in the previously approved N. 84th Street Plan that if the employment center was not realized, this land was appropriate for urban residential uses.

There are already three Community Centers designated in the Plan in this vicinity and designation at 84th and Adams was not necessary to serve the needs of this area. If the 84th and Adams Community Center is deleted, a new location for this center does not need to be found, due to the proximity to three other Community Centers. However, this area is appropriate for the designation of a new Neighborhood Center to serve the additional urban residential uses north of Adams and east of 84th Street – so that neighborhood services are within walking distance without having to cross a major arterial street. The best location for this new Neighborhood Center is along N. 84th Street, approximately 1/4 to 1/2 mile north of Adams, in keeping with the goals of the Comprehensive Plan.

Amend the Comprehensive Plan as follows:

1. Amend the "Lincoln/Lancaster County Land Use Plan", figure on pages F23 and F25, to change the land use designation from Industrial to Urban Residential and delete the "LI" Light Industrial and "C" for "New Proposed Commercial or Industrial Center" for the land generally northeast of North 84th and Adams Street as shown on the attached plan.
2. Amend the "Existing and Proposed Industrial Centers" on Page F 39 to delete the Light Industrial center from area generally northeast of North 84th and Adams Street.
3. Amend the text on page F 40 under the heading "Developing Centers" in the Light Industrial section as follows:

"Centers are ~~planned or~~ underway at Stone Bridge Creek at N. 27th & I-80, Horizon Business Center at S. 14th and Pine Lake Road, and Landmark Employment Center at N. 33rd and Folkways Blvd. ~~and N. 84th and Adams Street.~~"
4. Amend the "Existing and Proposed Commerce Centers" on Page F 41 as follows:
 - a. Add a Neighborhood Center as "Unbuilt Approved Center (Site Specific)" for the land east of North 84th Street, generally 1/4 to 1/2 mile north of Adams Street.
 - b. Delete the Community Center "New Proposed Center" (General Location, Not Site Specific) from the northeast corner of N. 84th and Adams Street.
5. Amend the list of proposed locations of future Community Centers on page F 46 as follows:
 - ~~N. 84th & Adams Street~~

Prepared by
Stephen Henrichsen, AICP
Planning Department, (402) 441-6374: shenrichsen@ci.lincoln.ne.us

COMPREHENSIVE PLAN AMENDMENT NO. 04012

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 19, 2004

Members present: Carlson, Marvin, Taylor, Carroll, Krieser and Bills-Strand; Larson, Sunderman and Pearson absent.

Staff recommendation: Approval.

Proponents

1. Peter Katt appeared on behalf of **Prairie Homes**. At the time this application was filed, the property was in three separate ownerships, and continues to be as such. There are three separate 80-acre tracts of ground. The Jacoby farm parcel is held by the Jacoby family and those negotiations did not go anywhere and they are not interested in developing the property. With regard to the other two properties immediately east, the Hall and Perry property are currently under contract with Prairie Homes.

This property has been shown in the Comprehensive Plan as an employment center for quite some period of time. Mr. Albers, who represents the Hall family, had a provision that if this property did not develop as an employment center, his clients would request the opportunity for residential development. That is the proposal that Katt's client wishes to pursue on these two parcels. The infrastructure is in place. There is a looming lot shortage in Lincoln and this is appropriate for further urban residential development in the city. Katt's client is developing Prairie Village on the south side of Adams and would look to continue the same type of project on the north side of Adams.

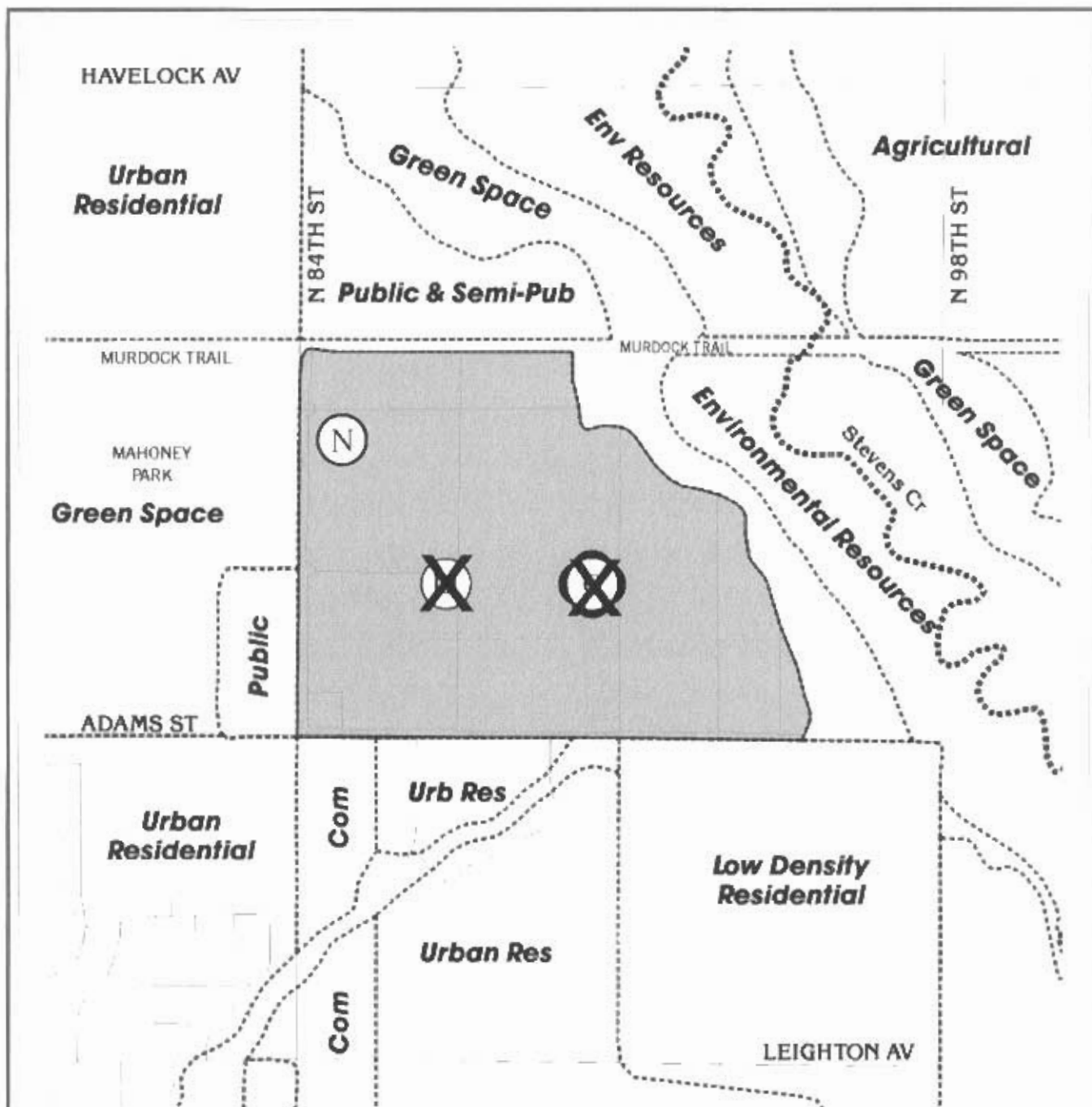
Katt noted that there is a little bit of a challenge with the water main to the parcel. The sewer line is part of the Regent Heights sewer and there is a small portion in the northeast corner that will not be able to be sewered until the Stevens Creek sewer is brought up, but there are probably 200+ acres that can currently be sewered and water lines can be extended without too much difficulty.

There was no testimony in opposition.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

May 19, 2004

Marvin moved approval, seconded by Carroll and carried 6-0: Carlson, Marvin, Taylor, Carroll, Krieser and Bills-Strand voting 'yes'; Larson, Sunderman and Pearson absent.

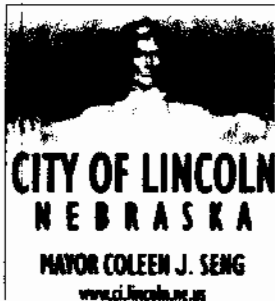


N 84th & Adams St

Proposed Amendment # 12

- Future Service Limit
- Land Use Boundary
- Res** Land Use Category
-  From Industrial to Urban Residential
-  New Neighborhood Center (Site Specific)
-  Delete Light Industrial (LI) and Community Center (C)





LINCOLN/LANCASTER COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

2004

The use of this application is appropriate when a change to the adopted Lincoln/Lancaster County Comprehensive Plan is desired. The required questionnaire on the reverse side of this application must be completed as well. Applications for the 2004 Annual Review are due to the Planning Department no later than 4:30 p.m. on February 2, 2004.

PART I

Please type or print.

Date: January 31, 2004.

Applicant: Lyle & Eileen Hall, Jacoby Farms, Donald and Geraldine Perry

Mailing Address: Attn: Larry V. Albers, Suite 320 Commerce Court, 1230 "O" Street

City: Lincoln State: Nebraska Zip: 68508

Phone: 402-438-4421

Contact (if not applicant): Larry V. Albers, Attorney

Mailing Address: Suite 320 Commerce Court, 1230 "O" Street

City: Lincoln State: Nebraska Zip: 68508

Phone: 402-438-4421

Application Fee of \$250.00 to the City of Lincoln.

If applicable, name of general area/location/site which would be affected by this proposed change.
(Attach additional sheets if necessary.) See Attachment A, Part II, I.

Applicant Signature:  Date: January 31, 2004.

PLANNING DEPARTMENT USE ONLY:
RECEIPT NO. 447492
DATE: 2-2-04
FEE PAID: \$ 250

L:\PC\FORMS\CP Amendment App. Form.wpd

ATTACHMENT "A"

COMPREHENSIVE PLAN AMENDMENT APPLICATION

PART II

1. Provide a detailed description and explanation of the proposed amendment. Include the Element (Land Use, Transportation, etc.) to be amended. (Please attach map and legal description if proposal is for specific tract of land.)

The property affected by this amendment is referred to in this Application as the "Amendment Property." The Amendment Property is located immediately east of 84th Street, between Adams Street and the David H. Murdock Trail, with the Stephens Creek Corridor bordering on the east. The Amendment Property consists of approximately 276 acres.

The Amendment Property is designated in the current Lincoln / Lancaster County Land Use Plan as "Light Industrial". Prior to adoption of the most recent Comprehensive Plan Amendments, the Amendment Property was located within the "North 84th St. Subarea Plan," designated by the Proposed Land Use Plan Map and Notes as "High Amenity, Light Industrial Park: Employment Center." The Subarea Plan Notes indicate: "If demand for an employment center is not realized, this area may be appropriate for urban residential development."

The proposal is to amend the Lincoln / Lancaster County Land Use Plan by designating the Amendment Property for future land use as "Urban Residential."

The record titleholders, legal descriptions, and approximate acres within the Amendment Property follow:

<u>Title Holder</u>	<u>Legal Description</u>	<u>Acres</u>
Jacoby Farms	Lots 29, 35 & 36 SW 11-10-7	86.11 acres, more or less
Hall, Lyle and Eileen	Lots 7 & 34 SW 1/4 & Lots 3 & 5 SE 11-10-7	109.27 acres, more or less, inclusive of 2 acre home site
Perry, Donald and Geraldine	Lot 23 SE 11-10-7	80.88 acres, more or less.

A Map showing the Amendment Property, outline in red, follows:

Map Of Amendment Property



2. Describe how the proposal is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

The Amendment Property is designated in the current Lincoln / Lancaster County Land Use Plan as "Light Industrial". The Amendment Property has not developed as an "Employment Center" as contemplated, but significant interest has been shown of late by developers interested in building affordable homes.

3. What do you anticipate will be the impacts (fiscal/CIP, environmental, phasing, etc.) caused by the proposal, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community? If not, what type of benefit can be expected and why?

Applicant anticipates that there would be no greater, adverse impact if the Amendment Property was developed as "urban residential", instead of as an "employment center". The benefit to the community will include an increased inventory of affordable, residential lots and potentially, some land within the Stephens Creek basin available for a public use consistent with the residential use of not only the Amendment Property, but the surrounding residential property as well.

Development as urban residential would likely occur in phases. The phased development will not present issues significantly different than those generated by a light industrial, employment center development.

4. How would the proposed change comply with the community vision statements, goals, principles, and policies of the Comprehensive Plan? Include any specific page numbers from the Plan, research, or reasoning that supports the proposed amendment.

The proposed Amendment would promote the following Comprehensive Plan vision statements, goals, principles, and policies:

- "The core promise embedded in the Comprehensive Plan is to maintain and enhance the health, safety, and welfare of our community during times of change, and to promote our ideals and values as changes occur." *Vision*, p. V1.
- "Housing diversity should be accommodated in a variety of locations throughout the community." *Key Elements Of The Community's Economic Future*, p. F11.
- "Provide an adequate supply of affordable land, and timely infrastructure improvements." *Strategies For New Residential Areas*, p. F72.
- "It is important that the community continue to acquire parkland and conserve open space areas commensurate with expanding development and population growth." *Guiding Principles*, p. F133.

5. Is there public support for this proposed text amendment (i.e. have you conducted community meetings, etc.)?

The Applicant has not held any community meetings. The Applicant does not, however, anticipate public opposition. When the North 84th Street Subarea Proposed Land Use Plan was adopted in late 1996, no public opposition was voiced for designating the property immediately south, across Adams Street, as Urban Residential. Applicant consented to the Light Industrial Employment Center designation upon the request of the Lincoln Partnership for Economic Development, subject to the inclusion of a Plan Note confirming designation to Urban Residential if demand for the employment center use wasn't realized. The original Plan Note confirmed the understanding, citing: "If demand for an employment center is not realized, this area may be appropriate for urban residential development."

Proposed Comprehensive Plan Amendment #04012 N. 84th & Adams:



The LLCHD supports this proposed Comprehensive Plan Amendment that could potentially prohibit locating industrial zoning adjacent to residential zoning. The LLCHD has historically advocated against locating residential zoning adjacent to industrial due to the types of uses that are allowed in industrial zoning with the potential for exposure to hazardous materials and/or chemicals.

Proposed Comprehensive Plan Amendment #04013 NW 12th & Highway 34:

This proposed Comprehensive Plan Amendment could possibly locate residential zoning directly north of an industrial zoning district which contains Kawasaki Motors Manufacturing Corporation USA. Kawasaki Motors Manufacturing Corporation USA emits volatile organic compounds and hazardous air pollutants each of which can be sources for odor complaints. Recognizing the prevailing wind direction in the summer months, the LLCHD strongly advises against locating residential zoning north of Kawasaki Motors Manufacturing Corporation USA.

LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581
(402) 476-2729 • FAX (402) 476-6454
www.lpsnrd.org

Memorandum

Date: February 27, 2004
To: Lincoln-Lancaster County Planning Department
From: Glenn D. Johnson, General Manager *GJ*
Subject: Comments on Proposed 2004 Comprehensive Plan Amendments

The following are comments from the Lower Platte South Natural Resources District Staff on the draft proposed comprehensive plan amendments for 2004 Comprehensive Plan Annual Review.

~~Number 04004. Trails Network Plan. Our comment on this would be to correct the spelling in the listing of grade separations for the Salt Creek Levee and to add Parkway West as an additional underpass.~~

~~Number 04009. South 134th and A. We note that the MoPac East Trail abuts the north line of this parcel proposed for land use designation change. Any planned crossing or connections to the trail will require special permits from the District.~~

~~Number 04010. South 66th and Highway 2. We agree with the analysis described in their letter concerning streamwater. The proposed roadway through this property connecting Highway 2 to South 66th would have significant floodplain impacts between South 56th Street and the BNSF Railroad and would involve dedicated park and open space property.~~



~~Number 04012. North 84th and Adams Street. The Hall and Perry properties included in this application have significant areas within the Stevens Creek floodplain and floodway. The Natural Resources District's Stevens Creek Plan shows acquisition by the District of permanent floodplain easements over the entire 100-year Floodplain between the Murdock Trail and the MoPac East Trail, which includes these properties.~~

~~Number 04014. NW 70th and West Superior. The Natural Resources District, in cooperation with Lancaster County, has designed a flood control dam to be constructed on NW 70th Street with the roadway crossing the top of the dam. The project is ready to be constructed, however the City has requested that the structure be redesigned to future urban standards. The land use designation of the property is pertinent to the design of this project.~~

We would be happy to respond further to any of these comments.

GDI/bb

Enclosure

pc: file

development. We recommend that neighborhood parkland be provided at service standard of two acres per 1,000 residents as adopted within the Parks, Recreation & Open Space chapter of the Comprehensive Plan. This would allow for development of a playground and play court.

It is recommended that a future neighborhood park be added in this area.

Number 04012



There is not a neighborhood park within walking distance (i.e., approximately ½ mile) of the proposed urban residential development. We recommend that neighborhood parkland be provided at service standard of two acres per 1,000 residents as adopted within the Parks, Recreation & Open Space chapter of the Comprehensive Plan. The parkland could be located within the floodplain area of Stevens create consistent with the intent expressed within the Comprehensive Plan for neighborhood parks to serve multiple functions, such as storm water management.

A future neighborhood park is presently depicted for this area.

Number 04013

There is not a neighborhood park within walking distance (i.e., approximately ½ mile) of the area proposed for urban residential development. We recommend that neighborhood parkland be provided at service standard of two acres per 1,000 residents as adopted within the Parks, Recreation & Open Space chapter of the Comprehensive Plan.

A future neighborhood park is presently depicted for this area.

Number 04014

There is not a neighborhood park within walking distance (i.e., approximately ½ mile) of the area proposed for urban residential development. We recommend that neighborhood parkland be provided at service standard of two acres per 1,000 residents as adopted within the Parks, Recreation & Open Space chapter of the Comprehensive Plan.

It is recommended that a future neighborhood park be added in this area.

Number 04015

There is not a neighborhood park within walking distance (i.e., approximately ½ mile) of the area proposed for urban residential development. We recommend that neighborhood parkland be provided at service standard of two acres per 1,000 residents as adopted within the Parks, Recreation & Open Space chapter of the Comprehensive Plan.

A future neighborhood park is presently depicted for this area.


Number 04018

An undeveloped regional park site, Jensen Park, is located southeast of the intersection of So. 84th Street and Yankee Hill Road. A City communications tower is located in the southeast portion of the site. The communications tower is accessed via a service road extending along the

Amendment 04011 — SW Corner of 84th and Hwy 2

75% of the proposed area in this amendment is in Tier I Priority A and 25% is in Tier I Priority B. The proposed area in this amendment can be served by connecting to the end of the existing 15" main located at South 70th and Hwy 2 and Pine Lake Road. An outfall sewer to serve this area would need to be coordinated with sewer services to other possible development areas located south of Highway No. 2 and between So. 75th and 84th St. Right-of-way and easements thru these areas would need to be acquired and agreed upon before service could be extended. An engineering study of all the areas, the proposed area and areas in-between needs to be conducted to determine the most feasible routes and extensions necessary to provide sanitary sewer service and further identify the necessary projects and timing. Achieving the construction projects necessary to serve these areas will require sewer rate increases. These improvements require approval of the CIP in upcoming years. The cost for this 8" line and the connection to the existing line would be at the developers cost. The Theresa Street Treatment Plant has available capacity to serve this development.

Amendment 04012 — N 84th & Adams

 The proposed area was originally part of the Regent Heights Area and thus the existing Regents heights sewer would serve the higher portions of the area. The lower portion, that is the eastern and northeastern portions of the area, may have to be served by the future Stevens Creek Trunk Sewer. The Stevens Creek Trunk Sewer is not scheduled to reach this area, Adams Street, until 2012. Achieving the Stevens Creek Trunk Sewer Construction project as listed in the 2003-09 CIP will require sewer rate increases. These improvements require approval of the CIP in upcoming years. Sewers 8" and smaller required to serve this area will be at the Developer's expense. The Northeast Treatment Plant has available capacity to serve this development.


Amendment 04013 — NW 12th & Hwy 34

This proposal requests that currently designated Tier 1 Priority 'A' and 'B' areas both be connected for service. These areas can be served to the south across Kawasaki property or to the west to an existing 15" line that ends just north of NW 27th and Highway 34 and that connects to the West Highlands Trunk. LWWS prefers that if the areas is served to the west that it would be connected to the existing 15" diameter line at 27th Street just North of Hwy 34. Downstream improvements are required on the existing trunk sewer line that runs south on NW 41st St. To West Mathis St. before this area could be served. These improvements are currently identified in the 2003-09 CIP for completion in 2007. These improvements require approval of the CIP in upcoming years. Achieving the Oak Creek Trunk Sewer Construction project as listed in the 2003-09 CIP will require sewer rate increases. Sewers 8" and smaller required to serve this area will be at the Developer's expense. The Theresa Street Treatment Plant has available capacity to serve this development.

Memo

To: Stephen Henrichsen - Planning
From: Nick McElvain - LWS
Date: March 3, 2004
Subject: Comp Plan Amendment 02004

LWS has the following comments on the proposed amendments as follows:

- 4003 LPS Master Plan - No specific sites were shown, therefore LWS has no comment regarding when or how those sites could be served.
- 4004 Trails Network - LWS has no comment.
- 4005 2025 Road Improvements - LWS has no comment.
- 4006 County Future Road Improvements - As LWS seeks to serve growth areas contained in the Comp Plan, and funding for all of the necessary street improvements is uncertain, it is necessary to obtain full ROW widths early in the process, so that the water mains can be located at such a location that future taps will have the least disruption to the new paving and the traveling public.
- 4007 Category 3 Saline Wetlands - LWS has no comment.
- 4008 Update Acreage - LWS has no comment.
- 4009 S. 134th & "A" - This proposal is beyond proposed 25 year LWS service area.
- 4010 S. 66th & Highway 2 - A 12" main should be extend through this area to provide adequate service and fire protection. The exact alignment will be determined based on the final layout of the site.
- 4011 S. 84th & Highway 2 - A 12" main should be build in Amber Hill Road to provide adequate service and fire protection to this area. The distribution main in S 84th is under contract for construction this year.
-  4012 N. 84th & Adams - A 16" main from 81st to 87th is necessary to provide adequate service and fire protection to this area. This main is schedule for FYE 2007 in the current CIP.
- 4013 NW 12th & Highway 34 - A 16" main from NW12 to NW 20th is shown in the LWS Master Plan to serve this area from the Northwest Pressure District. This main is not shown in the current CIP.
- 4014 NW 70th & W. Superior - All of the comments contained in the May 22, 2002 memo from Duncan Ross to the City Council are still applicable to this area. In summary, the areas of the proposed development above elevation 1280 cannot be served by the existing system and would require a booster pump. The required 16" mains would be built in the CIP. The 12" mains would be built along with the developments, and would be subsidized by the City. None of these improvements are in the current CIP.

Amendment 04010 - S. 66th and Highway 2

This proposed amendment contains a roadway that would serve as an alternate connection between S. 56th Street and Highway 2. The alignment shown on the proposed amendment does not cross the main channel of Beal Slough, however it would still significantly impact the floodplain. The proposed roadway would cross a secondary channel, shown as floodplain on the Flood Insurance Rate Map, and essentially cut off flow to this portion of the floodplain unless a bridge type structure were to be built. Removing this secondary channel from the floodplain has the potential to impact flood elevations upstream as well as impact the overtopping frequency of S. 56th Street.

There is a proposed water quality wetland near the intersection created by the proposed roadway and S. 56th Street designated in the Beal Slough Stormwater Master Plan. The design of this wetland is currently underway as part of the S. 56th Street widening project. This area is shown as Green Space in the Lincoln/Lancaster County Comprehensive Plan, and the proposed water quality wetland and preservation of the floodplain in this area are consistent with this designation. Depending on the design, a future roadway crossing may be inconsistent with the Green Space land use designation, and could adversely affect flood heights and the proposed wetland.

Amendment 04012 - N. 84th and Adams



The eastern portion of the map for the amendment property shown in the application includes Stevens Creek floodplain and floodway, which is designated as Green Space and Environmental Resources on the Land Use Plan.

The land use designation within the floodplain should remain Green Space and Environmental Resources. An important management strategy embodied in the Comprehensive Plan is to designate areas for future development outside of the floodplain to avoid introducing new development to flood risks and to preserve the important functions of the floodplain. The floodplain along Stevens Creek is designated as Green Space and Environmental Resources in order to preserve the natural functions of the floodplain, including flood storage, conveyance and riparian habitat. The recommendations of the Mayor's Floodplain Task Force are consistent with this approach.

Additional information regarding the Stevens Creek floodplain and other watershed issues related to future urbanization is anticipated to be available following the completion of the Stevens Creek watershed study in the next year by the City and NRD.

Amendment 04011 (S. 84th and Hwy 2) and 04015 (S. 70th and Yankee Hill Rd.)

Both of the proposed amendments 04011 and 04015 are in the upper portion of the Beal Slough drainage basin. The City of Lincoln has completed a watershed Master Plan for the Beal Slough

Review of Proposed Comprehensive Plan Amendments
March 4, 2004

Page 11

Comprehensive Plan Amendment: CPA #04012

Proposal: North 84th Street & Adams Street, northeast corner, change 276 acres from Light Industrial to Urban Residential

General Information:

The change in land uses to Urban Residential is acceptable for the planned transportation system. This development site is somewhat boxed in with the Murdock Trail on the north and a floodplain on the east. Access will need to be accommodated from 84th Street and Adams Street at approximately the 1/4 mile points with a residential collector street system. North 84th provides for primary traffic flows north and south, and Adams Street will become a primary connection to the Lincoln East Beltway system. Therefore, care will need to be exercised in this development to provide an appropriate "collector street access" that can accommodate internal traffic circulation. Other features that may need to be considered are buffers between the residential development and the major streets to provide a zone of comfort for neighborhoods from the potential impacts from high volume streets.

Conclusions:

1. Direct access will not be provided off either North 84th Street or Adams Street since these both are major roadways within the transportation network and access will need to be focused on an internal road network.
2. A residential collector system is desired for internal traffic circulation and local street access and will need to be spaced appropriately from major intersections.
3. The future right of way needs for this development are for Adams Street, 120 feet; and for North 84th Street, 160 feet.
4. A buffer between residential developments and major streets may be desired to provide a zone of comfort for neighborhoods from the potential negative impacts from high volume streets.

Recommendation

Approval.